

**Bedford Community Preservation Committee  
Minutes of Tuesday, January 5, 2016  
Town Hall, Second Floor Conference Room**

**Members Present:** Robin Steele (Recreation Commission), Chair; Robert Schmalz (Housing Authority); Cathy Cordes (at-large member); Don Corey (Historic Preservation Commission); Shawn Hanegan (Planning Board); Margot Fleischman (Selectman, Park Commissioner) and Maggie Debbie (at-large member)

**Absent:** Steven Hagan (Conservation Commission) and Christina Wilgren (Bedford Housing Partnership)

**Also Present:** Town Manager Richard T. Reed; Assistant Town Manager Michael Rosen; Finance Committee member Steven Carluccio; Joan Bowen

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**1. Call Meeting to Order**

The meeting was called to order at 7:30 p.m.

**2. Approve Minutes of December 16, 2015**

**Ms. Cordes moved to approve the minutes of December 16, 2015, as amended. Mr. Hanegan seconded the motion.**

**The motion passed 6-0-1; Ms. Debbie abstained as she did not attend that meeting.**

**3. Project Status Update**

**a. Ashby Place**

Mr. Schmalz explained that the cost of the kitchen and bath replacement was more than expected due to the contractor finding asbestos on some of the pipes. Executive Director Brenda Peacock expects to have a more accurate request for funding by the public hearing on January 26, 2016.

Mr. Schmalz also reported that the residents were successfully relocated to the Homewood Suites. Ms. Cordes recommended that the Housing Authority ask around to different extended stay hotels to see if they can get a discounted price.

**4. Community Preservation Committee Six Year Plan and Estimated Budget**

There have been no updates to the budget since the December 16, 2015 meeting.

**5. Review of submitted requests for FY2017**

Ms. Doyle stated that the only new request since the December 16, 2015 meeting is from the Bicycle Advisory Committee for the purchase and installation of bike shelters at the middle school and high school.

Chair Steele read through the list of the requests and asked if anyone had any further comments or questions regarding the potential projects. Chair Steele added that the Recreation Commission is meeting the following night so she will have a better idea if the \$300,000 request for Springs Brook Park can be pushed back to FY18. It was suggested that an ad hoc committee similar to the Fawn Lake Committee be formed. Chair Steele also stated that the Recreation Commission will hold a public meeting to gather public input about the future of Springs Brook Park.

Ms. Fleischman reported that she spoke with Stuart Saignor of the Community Preservation Coalition about the request from First Parish Church for Window and Door Replacement. Mr. Saignor stated that this type of request is the most common project for historic buildings. Over one hundred projects have been completed on historic churches using CPA money. The committee asked about what disclosure form they should fill out since the majority of CPC members are members of First Parish. Ms. Doyle will send out the correct disclosure form and submit it to the Selectmen as they are the appointing authority.

**6. Review of Capital Requests**

Chair Steele expressed concern over funding the Public Works capital projects while there is no Director. Mr. Reed responded that the design is already complete on the Liljegren field project.

**7. Review any Additional Submissions**

There were no additional submissions.

**8. New Business**

Ms. Cordes mentioned that she would like to see a subcommittee created to design signage that would distinguish Community Preservation projects from other projects in Town. This would demonstrate to the Town everything that has been accomplished in the past 15 years.

**9. Recent Legal Finding relating to use of CPA funds for Sidewalk Construction**

Ms. Fleischman also talked to Mr. Saignor about the recent legal finding relating to the use of CPA funds for sidewalk construction. A judge ruled that the Town of Norwell cannot use CPA funds for a sidewalk project as it is deemed transportation not recreation. Mr. Saignor recommended against appropriating future funds for sidewalk projects. Ms. Fleischman inquired about whether the other CPA communities would want to change

the legislation. Mr. Saignor did not think that coalition or state representatives would be supportive of this. Ms. Fleischman is not sure if Norwell will appeal the ruling.

As for the funds that have already been appropriated for the sidewalk projects on Hemlock Lane and Concord Road, Mr. Saignor stated that it is up to the Town to decide what to do with these funds. The first option would have the Town vote to reappropriate the funds at Town Meeting. The second option would be to use the funds as originally intended since they were appropriated before the Norwell ruling and the ruling was not made by a superior court.

Ms. Fleischman noted that CPA funds could still be used for trails and boardwalks since they are considered recreational.

The committee discussed the implications that this ruling could have on the implementation of the Bicycle and Pedestrian Master Plan. Certain projects could still be funded using CPA money but some could not. Chapter 90 funds can be used to construct sidewalks but only as part of a larger roadway reconstruction project.

#### **10. Schedule Next Meeting**

The next meeting is scheduled for Tuesday, January 26, 2016 at 7:30 p.m. The public hearing will start at 8:00 p.m. Ms. Steele will present the committee's recommendation to the Selectmen on February 1, 2016 and to the Finance Committee on February 11, 2016.

**Ms. Cordes made a motion to adjourn. Mr. Hanegan seconded the motion.**

**The motion passed 7-0-0.**

The meeting adjourned at 8:36 p.m.